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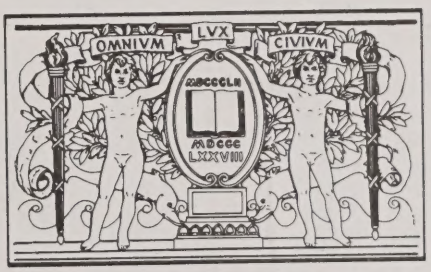

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DEMOGRAPHICS AND HOUSING IN THE SOUTH END, THE CITY OF BOSTON AND THE BOSTON SMSA

A PROFILE

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July 1985

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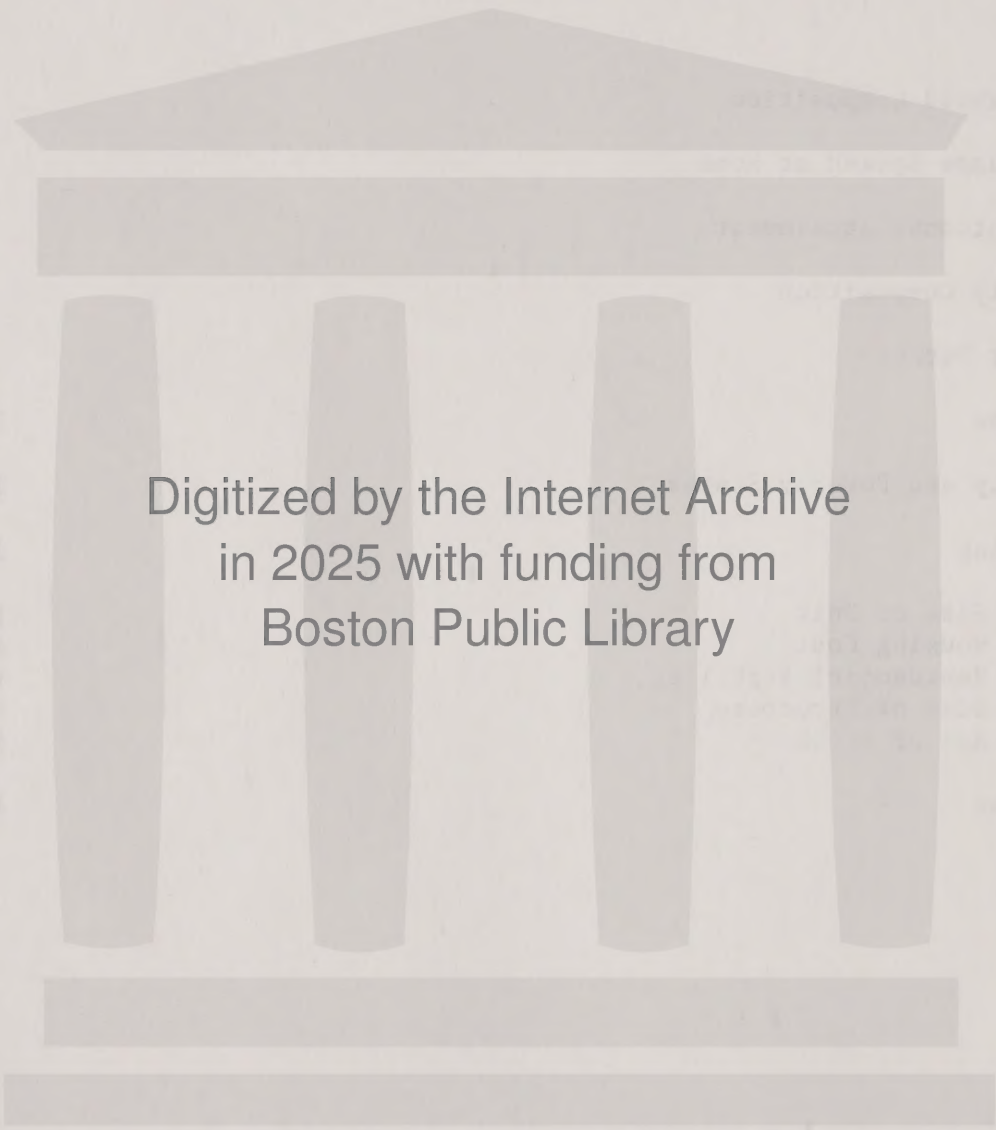
Table of Contents

	Page
Summary of Highlights	1
Introduction	3
Population and Racial Composition	4
Age	5
Household Composition	6
Language Spoken at Home	7
Educational Attainment	7
Family Composition	8
Labor Force	9
Income	10
Family and Poverty Status	12
Housing	13
Size of Unit	14
Housing Cost	15
Residential Stability	15
Size of Structure	16
Age of Stock	17
Tables	18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Summary of Highlights

- The population of the South End dropped 60 percent between 1950 and 1970. During the 1970s, however, it grew 16 percent and is projected to rise at a like rate during the 1980s.

- The South End is the most racially heterogeneous district in Boston: 39 percent white, 41 percent black, 20 percent Asian and other, and 13 percent Hispanic.

- Thirty-four percent of South End residents are under 24 years of age. A quarter of the population belongs in the 25-34 cohort, and 13 percent is between 35 and 44.

- Forty percent of households in the area are families. Single men head 36 percent of all households and single women head another 24 percent of neighborhood households.

- Forty-eight percent of the households here consist of only one person and 25 percent contain two people.

- Twenty-eight percent of South End residents do not speak English at home, and of those, 30 percent speak English badly or not at all.

- Sixty-two percent of the population eligible to participate in the work force in 1979 did so, with 3.9 percent unemployment.

- Thirty-two percent of neighborhood workers held professional-level jobs, and 23 percent worked in service establishments.

- Forty-seven percent of households living in the South End earned less than $10,000 in 1979, and 23 percent belonged in the $20,000-$50,000 income category. In all, 39 percent of the families and 63 percent of the unrelated individuals earned less than $10,000 in 1979.

- Thirty-five percent of South End families are headed by women. Seventy-eight percent of these families include children, and 45 percent are in poverty.

- Thirteen percent of the housing in the district is owner-occupied, and 22 percent of owners are black and another 8 percent are Asian.

- Thirteen percent of South End dwelling units were vacant in 1980: of these, 58 percent were rental and 38 percent were "other vacants" or were "held for occasional use."

- Six percent of South End housing lacks complete plumbing (vs. 2.8% citywide).

- The median value of single-family housing in the South End was $64,500 in 1980, versus $36,000 in Boston overall.

- Forty-nine percent of South End owners and 66 percent of South End renters moved into their dwellings after 1975.

- Ninety-three percent of the owner-occupied stock in the neighborhood predates World War II, as does 53 percent of the rental housing.

Introduction

The South End is the most racially and ethnically mixed neighborhood in Boston, with both white, Asian and black professionals and lower-income residents of all races. Between 1960 and 1970, 17 percent of South End whites left the area as their housing was converted from multifamily housing and lodging houses to lesser-density units. This trend repeated itself during the 1970s for blacks, as the conversion of rooming houses and apartment buildings into fewer dwellings reached the black-inhabited parts of the South End. The neighborhood has no cohesive civic structure or identity, but rather is made up of several distinct subneighborhoods. Two populations now inhabit the South End: young well-educated professionals and lower-income minority families. Median incomes in the neighborhood rose faster during the 1970s than in Boston overall but were still below the city median in 1980.

The population in the district shrank steadily between 1950 and 1970, dropping from 57,218 in 1950 to 35,002 in 1960 and to 22,680 in 1970. The South End thus lost 39 percent of its population during the 1950s and another 35 percent during the 1960s. This trend reversed itself in the 1970s, and by 1980 there were 27,125 people living in the neighborhood (an increase of 16 percent).

There are nearly half as many people per acre now as in 1950 (91 persons per acre), but the South End is still one of the most densely populated neighborhoods in Boston with 43 people/acre (it ranks second behind Back Bay-Beacon Hill, with 45 per acre). The high density recorded in 1950 resulted from a number of factors: e.g. the pent-up demand for housing that developed during the 1940s, the predominance of

lodging houses in the district, and the fact that Boston's population peaked then. The density of people in the South End reached its nadir of 36 per acre in 1970 after the destruction of much deteriorated housing and the conversion of many lodging houses into family dwellings. Both the number of households and the number of dwellings increased during the 1970s but the number of persons per household decreased. Citywide, population density decreased steadily between 1950 and 1980.

Population & Racial Composition

In 1950, 7 percent of Boston's population lived in the South End, a proportion that dropped to under 4 percent in 1970 and rose to nearly 5 percent in 1980. Thirty-five years ago 5 percent of the whites in the city lived in this neighborhood, as well as 43 percent of the total non-white population (which includes blacks, native Americans, Asians, Hispanics and other racial subgroups). By 1980, only 3 percent of white Bostonians lived in the South End, and only 11 percent of the non-white population did so. The latter group breaks down into the following categories: 9 percent of black Bostonians, 10 percent of the Hispanic population and 21 percent of Asian residents.

Boston itself accounts for 20 percent of the 1980 metropolitan population, and although only 16 percent of metro whites live in Boston, 41 percent of the Asians, 54 percent of the Hispanics and fully 79 percent of blacks in the SMSA reside in Boston. The South End is thus hardly a microcosm of the city or metropolitan area. Whereas the metropolitan population is 91 percent white and the city population is 70 percent white, only 39 percent of South End residents are white. In fact, the neighborhood boasts a racially heterogeneous population to an extent unseen elsewhere in Boston. The South End is 41 percent black,

12 percent Asian, 13 percent Hispanic and 8 percent native American or other racial and ethnic subgroups. The corresponding figures for Boston are 22 percent black, 3 percent Asian, 6 percent Hispanic and 5 percent other. Throughout the SMSA 6 percent of the population is black, 2 percent is Hispanic and 1 percent is Asian.

Age

Despite the racial dissimilarities among the three geographical areas, their age breakdowns in 1980 are fairly alike. Eleven percent of the metropolitan population is under 10 years of age, versus 10.6 percent in Boston and 10.3 percent in the South End. The SMSA and city have almost identical proportions of teenagers aged 15-19 years (9.6 percent and 9.9 percent, respectively) too, although only 7 percent of the South End population belongs to this cohort. The metropolitan area and neighborhood have nearly identical percentages of adults in their early twenties (10.4% vs. 10.6%), but Boston surpasses them with 14 percent. The 25-34 year-old cohort in the metropolitan area and the city approximate each other (17 percent in the former and 19 percent in the latter). In the South End, 25 percent of the population falls into this group. The neighborhood boasts a slightly larger contingent of adults between the ages of 35 and 44 (13%) than either the city (9%) or the SMSA (11%). The large numbers of young and middle-aged adults in the South End reflects the inmigration of professionals who relish urban living. The differences among the age distributions in the three areas begin to even off for the 45-54 age cohort: 11 percent in the SMSA, 9 percent in Boston and in the South End. Another 10 percent of the metropolitan population is between 55 and 64 years of age, compared to 9 percent in Boston and 8 percent in the South End. The elderly

population is also somewhat smaller in the South End (10%) than in the city (13%) or SMSA (12%). Despite its lower proportion of aged residents, the South End has a higher median age (30.9 years) than the city overall (28.9 years), but a lower one than the metropolitan area (31.2 years).

Household Composition

The metropolitan area is more family-oriented than either Boston or the South End, with 68 percent of its households being families (vs. 53% citywide and 40% in the neighborhood). Metropolitan households also tend to be larger than those in the city or district: in the SMSA, 2.69 people live in the average household, while in the city that number drops to 2.40, and in the South End to 2.11.

Single men head 21 percent of all households in Boston and 36 percent of all households in the South End. Another 26 percent of the households in the city are headed by single women, as are 24 percent of the households in the neighborhood. Men also head 45 percent of the nonfamily households in Boston and 60 percent of those in the South End.

Of the nearly one million households found in the SMSA, just over a quarter (26%) house a single individual, 30 percent consist of two people, another 30 percent contain three or four persons, and 14 percent include five people or more. Citywide, the smaller households predominate, although less than in the South End: 37 percent of all Boston households are single individuals and 29 percent contain two people. Slightly less than a quarter (23%) of households in the city consist of three or four persons and 11 percent have five or more members. Almost three-quarters of South End households contain only one (48%) or two (25%) individuals. Nineteen percent of the households in

the neighborhood consist of three or four people and 9 percent have five members or more.

Over two-thirds of the women living in the South End are single - 41 percent have never married and 29 percent have either separated from, or divorced, their husbands, or have been widowed. The composition of the single-female population in Boston parallels that in the South End. Citywide, 44 percent of female residents have not been married and 25 percent were married at one time. Five percent of female Bostonians are separated, 13 percent have been widowed and 7 percent are divorced (vs. 8%, 12% and 9%, respectively, in the South End). The comparable figures for the metropolitan area are 46 percent married, 33 percent never married, 3 percent separated, 13 percent widowed and 6 percent divorced.

Language Spoken at Home

Only 12 percent of the residents in the SMSA speak a language other than English at home. Of these almost 12 percent of the children speak English badly, as do 17 percent of the adults. In Boston proper, 18 percent of the residents do not speak English at home, and 23 percent of these people speak English poorly. English is not the mother tongue of 28 percent of South End residents, and 30 percent of these people speak English badly. The non-English-speaking residents probably belong to the large Asian and Hispanic population groups in the area.

Educational Attainment

Of the three areas under discussion, the South End has a smaller proportion of residents in school (26%) than either the city (31%) or the SMSA (29%). The percentage of South End children in elementary school (43%) exceeds that in the metropolitan region (42%) and in Boston (37%). Forty-two percent of Bostonians who attend school are enrolled

in college, versus 30 percent of those throughout the SMSA and 35 percent in the South End. Given the large number of colleges and universities in Boston, the preponderance of college students in the city is no surprise. It is also not unusual that the citywide percentage surpasses the neighborhood figure since most of the colleges - and students - are located in neighborhoods other than the South End, such as Fenway-Kenmore and the Back Bay. Over three-quarters (77%) of the adults in the SMSA completed high school compared to 68 percent of Boston adults and 64 percent of adults in the South End. Despite the lower proportion of high school graduates in the South End, college graduates account for a larger percentage of the total population there (26.4%) than citywide (20.3%) or in the metro region (24.7%). The reason for this concentration lies in the attractiveness of the South End to professional-level people.

Family Composition

Almost identical proportions of families in the metropolitan area and in Boston include children under the age of 18 (48.2% and 47.9%, respectively), compared to 55 percent of those resident in the South End. Over three-quarters of metropolitan families are married couples (79%), and 49 percent of these couples support dependent children. The disparity between metropolitan family composition and that in Boston is large, and even larger between the metro region and the South End. About two-thirds (64%) of the families living in Boston contain married couples, 45 percent of whom have children below the age of 18. Another 30 percent of city families consist of single women and 59 percent of these households include children. In the South End, 60 percent of family households contain married couples, and 50 percent of these

couples have children under 18. Over a third (35%) of South End families are headed by single women, 70 percent of whom support children. The metropolitan proportions of female householders and of single mothers with dependent children are 17 percent and 52 percent, respectively.

Overall, 79 percent of children under 18 in the metropolitan area live with two parents, and 19 percent live in single-parent households. For Boston, 60 percent of resident children live in two-parent households and 37 percent live with their mothers alone. The discrepancy between the two groups almost disappears in the South End: there, 54 percent of the children have two parents at home and 44 percent live with their mothers.

Stability, as measured by the length of time (five years or more) that residents have occupied the same dwelling, varies greatly among the three areas under review: 61 percent in the SMSA, 53 percent in Boston and 45 percent in the South End.

Labor Force

Close to two-thirds (64%) of the metro population aged 16 or more participated in the work force in 1979, with an unemployment rate of 4.5 percent. Sixty percent of the age-eligible population in Boston was in the labor force in 1980, compared to 62 percent in the South End. Unemployment in the neighborhood stood at 3.9 percent at the time of the census and at 6 percent in Boston overall.

Although only 26 percent of employed Bostonians held professional or managerial jobs, 30 percent of metro area residents and 32 percent of South End inhabitants did. Just over one third (34%) of Boston and metro residents worked in technical or sales positions, but only 27

percent of those in the South End held such jobs. The neighborhood supports a large service economy, in which 23 percent of residents find work, as opposed to 18 percent of Boston workers and only 13 percent of those throughout the SMSA.

Twelve percent of the families living in the metropolitan region in 1980 had no breadwinner, compared to 19 percent of Boston families and 24 percent of those in the South End. Single workers supported 30 percent of the families in the SMSA, 32 percent of those in Boston and 28 percent of South End families. Fully 58 percent of metro area families contained two or more workers, versus 49 percent in the city and 48 percent in the neighborhood.

Income

Of the nearly one million households living in the SMSA in 1980, a quarter (26%) earned $10,000 or less annually. That proportion rose to 40 percent for city households and to 47 percent in the South End. Another quarter (27%) of metro households had incomes of between $10,000 and $20,000. In Boston, 31 percent of households belonged in that category, and 30 percent of South End households did too. Forty percent of the households living in the metro region fell into the $20,000-$50,000 income range, compared to 27 percent of citywide households and 23 percent of South End households. Almost 7 percent of the households in the SMSA earned over $50,000 yearly. In Boston, that proportion is only 2.8 percent, versus 3 percent in the South End. Median household incomes in the three areas under review ranged from $18,694 in the SMSA to $10,845 in the South End. The Boston citywide median income in 1980 was $12,530.

Thirty percent of Boston families, and 39 percent of South End families, earned less than $10,000 in 1979. Roughly equal proportions had incomes between $10,000 and $20,000 (31% city; 33% South End), but widely different numbers appear in some of the higher brackets. Twelve percent of Boston families, and 11 percent of neighborhood ones, earned between $20,000 and $25,000. Another 23 percent of citywide families had incomes ranging up to $50,000/year, whereas only 14 percent of South End families did, and identical percentages earned in excess of $50,000. Nonetheless, the median family income in the South End was considerably lower than the city median ($13,009 vs. $16,062), although it rose faster during the 1970s than the city average.

Among unrelated individuals, the proportions reverse themselves, with the higher incomes being found in the South End. Sixty-three percent of South End individuals earned less than $10,000 yearly, and a further 32 percent had incomes of between $10,000 and $25,000. For five percent of South End individuals incomes fell in the $25,000-and-up bracket. Citywide, the respective proportions were 68 percent, 28 percent and 4 percent. The median income for unrelated individuals in the South End was $7,195 in 1979; in Boston, the citywide average was only $5,877.

Of all metropolitan households, 81 percent had earnings in 1979, compared to 76 percent citywide and 60 percent in the neighborhood. One quarter (26%) of metro households received Social Security, and 9 percent received welfare payments. Twenty-four percent of Boston households received Social Security and 16 percent relied partly on public assistance. In the South End, 74 percent of all households had

income from earnings, 19 percent were on Social Security and 21 percent counted public assistance as a source of income.

Family and Poverty Status

Half of the families residing in the metropolitan area contain children under the age of 18, as do 51 percent of Boston families and 60 percent of those in the neighborhood. Seventeen percent of families in the metro region are headed by single women, 56 percent of whom support dependent children. Another 16 percent of families in the SMSA are elderly. In the city, 30 percent of families are female-headed, and 64 percent of these women have children under 18. Seventeen percent of Boston's families are aged. The figures for the South End diverge from those for the city and SMSA. Thirty-five percent of South End families are headed by women, and 78 percent of said families include children. Elderly families account for 10 percent of the neighborhood total.

Seven percent of metro area families lived below the poverty line in 1980, compared to 17 percent of Boston families and 22 percent of those in the South End. Eleven percent of metro families with dependent children lived in poverty in 1980 (vs. 27% in Boston and 29% in the neighborhood). One quarter of the female-headed families in the SMSA at that time were poor, compared to 37 percent citywide and 40 percent in the South End. Forty percent of female-headed families with dependent children also fell below poverty level in the SMSA, versus 53 percent of such families in Boston and 45 percent in the neighborhood. Only 5 percent of elderly families in the metro region, and 7 percent in the city, lived in poverty in 1980. These percentages compare favorably to the South End rate of 24 percent.

One fifth of the unrelated individuals living in the metro area fell below poverty level in 1980, and the total proportion of people in poverty was 9 percent. Citywide, 27 percent of unrelated individuals were living in poverty, as well as 20 percent of city residents overall. The South End fared both worse and better than the city: 25 percent of unrelated individuals there were poor, as were 23 percent of all neighborhood inhabitants.

Housing

Over half (53%) of the housing units in the SMSA are owner-occupied, in sharp contrast to the stock in Boston and the South End. In those two areas, 27 percent and 13 percent, respectively, of the year-round inventory is owner-occupied. While whites account for virtually all of the owners (96%) in the SMSA and most of those in the city (82%), they represent only two-thirds of the owners in the South End. Slightly over a fifth (22%) of homeowners in the neighborhood are black, and 8 percent are Asian. Within the metro region, 87 percent of renters are white and 9 percent are black. The city figures are 71 percent white and 22 percent black. The proportions in the South End are much closer together, reflecting the racial heterogeneity of the neighborhood: 40 percent of renters are white and 45 percent are black. The remainder are Asian (8%) and Hispanic (10%). Comparatively little of the housing stock in the metropolitan region is vacant (4.5%) but Boston and the South End, both have a high vacancy status (9.5% and 12.7%, respectively). Half of the vacant metro area housing in 1980 was available for rent and 41 percent was being held for occasional use, was awaiting occupancy, or was classified as "other vacant". Of this latter category, 28 percent was boarded up. At the city level, 56 percent of

vacant housing was available to rent and another 39 percent was held for occasional use or was considered "other vacant". Twenty-two percent of vacant Boston housing was boarded up in 1980. The proportions in the South End were similar to the city ones: 58 percent of vacant units were rental, 38 percent were "other vacant" dwellings or were being held for occasional use, and 20 percent of all vacancies were boarded up.

The proportion of units lacking complete plumbing is very high in the South End when compared to the metropolitan rate (5.6% vs. 1.6%). Eighty-three percent of the units without complete plumbing in the district are rental (vs. 66% in Boston and 67% in the SMSA). Ten percent of such dwellings in the South End are vacant, whereas in Boston the rate climbs to 20 percent.

Size of Unit.

Dwellings in the South End are smaller on average than in the rest of the city or in the metropolitan region - 7 percent of units in the SMSA consist of fewer than three rooms, 12 percent contain three rooms, 16 percent have four rooms and 65 percent are made up of five rooms or more. In the city proper those figures were 14 percent, 18 percent, 21 percent and 47 percent, respectively. In the South End, partly because of the large number of publicly-assisted housing projects and the continued but declining presence of SRO hotels, 28 percent of dwellings consist of one or two rooms, 28 percent have three rooms, 22 percent consist of four rooms and the remaining 22 percent have five rooms or more. It is also true that a much larger percentage (48%) of dwellings in the neighborhood house a single individual than in the larger geographical areas (37% in Boston and 26% in the SMSA) so that small

size is less problematic for residents. The proportion of two-person units drops radically in the South End: 25 percent compared to 29 percent in Boston and 30 percent in the metro region. Unlike the SMSA and the city, where the larger households account for progressively lower shares of the total, in the neighborhood four-person households make up less of the total than either the three- or five-person groupings.

Housing Cost.

The median value of single-family housing is higher in the South End than citywide or even in the metropolitan area ($64,500 vs. $36,000 vs. $56,000). Despite the higher value of owner housing, median gross and contract rents in the South End are the same as (or lower than) in the city overall or in the SMSA. Metro rent levels are higher than city ones. Although median contract rents in the SMSA are $223 (compared to $191 in the South End and Boston), median gross rents reach $345 (vs. $251 in Boston and $208 in the neighborhood).

Residential Stability.

Identical proportions (27%) of owners in Boston and the SMSA moved into their dwellings in the five years before the census, compared to 49 percent of those in the South End. Fifteen percent of metro area owners, just under 15 percent of Boston owners, and 17 percent of South End owners moved into their homes between five and ten years before the census. The gaps widen as the level of residential stability rises: one quarter of metropolitan owners had occupied their homes since the 1960s, as had 23 percent of city owners, but only 14 percent of neighborhood owners. One third of the owners in the SMSA bought their dwellings in the 1950s, versus 16 percent of those in Boston and 9

percent of those in the South End. Twenty percent of Boston owners have owned their units since before 1950, compared to 11 percent of owners in the South End.

Among renters, approximately two-thirds have occupied their units since 1975 in all three of the areas under review. Those who have lived in the same dwelling for up to ten years account for 15 percent of the renters in the SMSA, 16 percent of those in Boston and 18 percent of those in the South End. Five percent of South End renters and 7 percent of Boston renters have not moved since the 1950s or earlier.

Size of Structure.

Half of the home-owners in Boston live in single-family structures, compared to only 28 percent of South End residents. Twenty-three percent of owners citywide occupy duplexes (vs. 12% in the neighborhood). Fully 42 percent of South End homeowners occupied units in buildings of three or four units, and another 19 percent lived in structures containing five units or more. In Boston, 27 percent of owners inhabit buildings with three units or more.

A very small percentage of city and neighborhood tenants live in single-family dwellings (4% and 2%, respectively). Thirteen percent of renters in Boston occupy two-family structures, as do 4 percent of South End tenants. Another 29 percent of Boston tenants rent apartments in buildings that contain three or four units, and over half (54%) occupy structures with five or more dwellings. In the South End, the numbers differ slightly: 65 percent live in apartment buildings with five dwellings or more, and 28 percent live in buildings with three or four units.

Age of Stock.

Three quarters of Boston's owner-occupied housing pre-dates World War II and 24 percent was built between 1940 and 1969. In the South End, the proportion of pre-1940 owner-occupied stock climbs to 93 percent and another 6 percent was built by 1969. The rental stock in both the city and the neighborhood tends to be newer: 4 percent of rental units in Boston, and 5 percent in the South End, were constructed between 1975 and 1980, and 6 percent of city apartments, and 14 percent of South End units, appeared in the early 1970s. Nineteen percent of the rental stock in the city was built in the 1950s and 1960s, compared to 18 percent of that stock in the South End. Similar shares of the total were constructed during the 1940s (12% in Boston, 10% in the South End). Just under 60 percent of Boston's rental stock stood before World War II, compared to 53 percent of the South End stock. One reason for the high proportion of old owner housing in the South End can be found in the growing trends toward condominium conversion and residential rehabilitation in this neighborhood, with old brownstones accommodating most of that trend. Between 1980 and 1985, 1,370 units of housing were created - 49 percent involved rehabilitation, 44 percent were newly built and 7 percent were converted from non-residential uses. The neighborhood housing inventory has expanded by 10 percent since 1980, but the majority of this newly available stock is for purchase, not rental.

Population Data for the South End, Boston and the SMSA, 1980

	SMSA	BOSTON	SOUTH END
Total population	2,763,357	562,994	27,125
White	2,520,828	393,937	10,662
Black	160,434	126,229	11,058
American Indian, Eskimo, Aleut	3,220	1,302	78
Asian, Pacific Islander	37,035	15,150	3,220
Other	41,840	26,376	2,107
Hispanic	66,417	36,068	3,443
0-9	308,500	59,728	2,789
10-19	479,074	91,510	3,634
20-24	286,777	81,185	2,879
25-34	469,729	107,311	6,873
35-44	306,375	53,039	3,618
45-54	291,081	48,698	2,438
55-64	277,077	50,224	2,162
65+	344,744	71,299	2,732
Median age	31.2	28.9	30.9
# households	990,660	218,457	12,019
1 person	260,641	80,306	5,797
2 persons	296,380	63,041	3,031
3 persons	159,572	30,334	1,323
4 persons	138,784	20,394	805
5+ persons	135,283	24,382	1,063
# families	669,028	117,832	4,923
with children under 18	322,490	56,437	2,719
# married couples	525,596	75,919	2,937
with children under 18	254,711	34,116	1,463
# female householders	116,062	35,018	1,708
with children under 18	60,602	20,759	1,190
Persons 3 years & over in school	812,382	173,439	7,140
% in nursery	3.75	2.4	3.3
% in K-8	42.5	36.8	42.7
% in 9-12	24.2	18.7	19.0
% in college	29.5	42.1	34.9
% high school graduates	77.2	68.4	64.3
% college graduates	24.7	20.3	26.4

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

Population Data for the South End, Boston and the SMSA, 1980
(In percent)

	SMSA	BOSTON	SOUTH END
White	91.2	70.0	39.3
Black	5.8	22.4	40.8
American Indian, Eskimo, Aleut	0.1	0.2	0.3
Asian, Pacific Islander	1.3	2.7	11.9
Other	1.5	4.7	7.8
Hispanic	2.4	6.4	12.7
0-9	11.2	10.6	10.3
10-19	17.3	16.3	13.4
20-24	10.4	14.4	10.6
25-34	17.0	19.1	25.3
35-44	11.1	9.4	13.3
45-54	10.5	8.6	9.0
55-64	10.0	8.9	8.0
65+	12.5	12.7	10.1
Median age	31.2	28.9	30.9
# families	669,028	117,832	4,923
with children under 18	48.2	47.9	55.2
# married couples	525,596	75,919	2,937
with children under 18	48.5	44.9	49.8
# female householders	116,062	35,018	1,708
with children under 18	52.2	59.3	69.7

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

Labor Force and Income Data for the South End, Boston and the SMSA, 1980

	SMSA	BOSTON	SOUTH END
# persons 16 years & over	2,192,615	459,249	22,302
% in work-force	64.1	60.0	61.8
% employed civilian labor force	95.5	93.9	96.1
% umemployed civilian labor force	4.5	6.1	3.9
# employed persons	1,336,220	256,047	12,881
managerial/professional	401,018	66,660	4,138
technical/sales/administration	457,101	87,796	3,505
services	178,759	47,109	2,960
crafts and repair	129,434	19,772	750
labor	162,935	33,783	1,489
% families with no worker	11.8	19.1	24.1
% families with 1 worker	30.3	31.8	28.3
% families with 2+ workers	57.8	49.2	47.7
# households	990,779	219,024	12,167
less than $5,000	121,400	45,032	3,137
$5,000-9,999	138,251	43,330	2,562
$10,000-19,999	268,718	66,941	3,616
$20,000-24,999	121,439	21,649	1,054
$25,000-34,999	168,497	23,692	820
$35,000-49,999	108,131	12,349	619
$50,000 & more	64,343	6,031	359
1979 median income	$18,694	$12,530	$10,845
# households with earnings	801,282	164,920	8,844
# households with Social Security	256,110	53,113	2,299
# households with public assistance	89,488	33,793	2,510
All income levels			
# families	672,403	117,832	4,923
with children under 18	336,145	59,561	2,933
# female-headed families	112,118	35,018	1,708
with children under 18	63,207	22,380	1,329
# 65 years & over	110,042	20,066	483
Below poverty level			
# families	48,805	19,680	1,080
with children under 18	37,926	15,975	856
# female-headed families	28,074	12,985	676
with children under 18	25,378	11,806	594
# 65 years & over	5,050	1,476	114

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

Labor Force and Income Data for the South End, Boston and the SMSA, 1980
(In percent)

	SMSA	BOSTON	SOUTH END
# employed persons	1,336,220	256,047	12,881
managerial/professional	30.0	26.0	32.1
technical/sales/administration	34.2	34.3	27.2
services	13.4	18.4	23.0
crafts and repair	9.7	7.7	5.8
labor	12.2	13.2	11.6
# households	990,779	219,024	12,167
less than $5,000	12.3	20.6	25.8
$5,000-9,999	13.9	19.8	21.1
$10,000-19,999	27.1	30.6	29.7
$20,000-24,999	12.3	9.9	8.7
$25,000-34,999	17.0	10.8	6.7
$35,000-49,999	10.9	5.6	5.1
$50,000 & more	6.5	2.8	2.9
All income levels			
# families	672,403	117,832	4,923
with children under 18	50.0	50.5	59.6
# female-headed families	112,118	35,018	1,708
with children under 18	56.4	63.9	77.8
Below poverty level			
families	7.3	16.7	21.9
with children under 18	11.3	26.8	29.2
female-headed families	25.0	37.1	39.6
with children under 18	40.2	52.8	44.7

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

Housing Data for the South End, Boston, and the SMSA, 1980

	SMSA	BOSTON	SOUTH END
# year-round units	1,037,930	241,444	13,761
# owner-occupied units	527,156	59,504	1,577
White	507,784	48,702	1,060
Black	12,713	8,845	346
American Indian, Eskimo, Aleut	335	90	7
Asian, Pacific Islander	4,146	879	125
Other	---	988	39
Hispanic	3,954	1,351	43
# renter-occupied units	463,504	158,953	10,442
White	403,609	112,952	4,139
Black	42,577	35,023	4,729
American Indian, Eskimo, Aleut	760	378	35
Asian, Pacific Islander	6,797	3,858	805
Other	---	6,742	734
Hispanic	15,580	9,427	1,091
# vacant units	47,270	22,847	1,742
for sale	4,555	1,092	69
for rent	23,474	12,828	1,008
other vacant & held for occasional use	19,241	8,927	665
boarded up	3,273	5,030	342
# dwellings	1,037,930	241,304	13,761
1 room/unit	24,790	12,206	1,620
2 rooms/unit	50,279	20,611	2,191
3 rooms/unit	122,116	42,865	3,907
4 rooms/unit	170,323	51,271	3,087
5+ rooms/unit	670,422	114,351	2,956
# occupied dwellings	990,660	218,457	12,019
1 person/unit	260,641	80,306	5,797
2 persons/unit	296,380	63,041	3,031
3 persons/unit	159,572	30,334	1,323
4 persons/unit	138,784	20,394	805
5+ persons/unit	135,283	24,382	1,063
Median value of single-family housing	$56,000	$36,000	$64,500
Median contract rent	$ 223	$ 191	$ 191
Median gross rent	$ 345	$ 251	$ 208

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

Housing Data for the South End, Boston, and the SMSA, 1980
(In Percent)

	SMSA	Boston	South End
# year-round units	1,037,930	241,444	13,761
owner-occupied units	50.8	24.6	11.5
White	96.3	81.8	67.2
Black	2.4	14.9	21.9
American Indian, Eskimo, Aleut	0.1	0.2	0.4
Asian, Pacific Islander	0.8	1.5	7.9
Other	-	1.7	2.5
Hispanic	0.8	2.2	2.7
renter-occupied units	463,504	158,953	10,442
White	87.1	71.1	39.6
Black	9.2	22.0	45.3
American Indian, Eskimo, Aleut	0.2	0.2	0.3
Asian, Pacific Islander	1.5	2.4	7.7
Other	-	4.2	7.0
Hispanic	3.4	5.9	10.4
vacant units	4.5	9.5	12.7
for sale	9.6	4.8	4.0
for rent	49.7	56.1	57.9
other vacant & held for occasional use	40.7	39.1	38.2
boarded up	6.9	22.0	19.6
# occupied dwellings	990,660	218,457	12,019
1 person/unit	26.3	36.8	48.2
2 persons/unit	29.9	28.9	25.2
3 persons/unit	16.1	13.9	11.0
4 persons/unit	14.0	9.3	6.7
5+ persons/unit	13.7	11.2	8.8

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U.S. Bureau of the Census.

U.S. Bureau of the Census, Census of Population and Housing, 1980.

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